

# ***Ventana***

## at Duncan Canyon

Specific Plan Amendment

Revised May 2026

**Prepared For:**

The City of Fontana

**Prepared By:**

The Previti Group  
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**Walls and Fences:**

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

**Lighting:**

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required to accent buildings, monumentation and specimen trees within this Planning Area.

**Accessory Structures:**

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

## 5.4 Planning Area 4

Planning Area 4 is adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions. Additionally, Planning Area 4 is located at the community's entry along Duncan Canyon Road. The Mixed-Use designation is intended to create a unique, village scale, pedestrian-oriented core.

Planning Area 4 contains approximately 25 net acres and would allow up to 104,000 square feet of commercial and office uses, and up to 600 residential units. It is located adjacent to the major entry into the Specific Plan project area from the 15 Freeway. It consists of a Tuscan-inspired commercial center focused around a large "Piazza" surrounded by residential and commercial buildings. A tall "campanile" tower feature would be attached to one of the buildings on the Piazza which will serve as a significant visual monument from the surrounding area.

The net maximum residential density is 24 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 6.3 acres of open space and contain a recreation center, swimming pool, a tot lot and other village amenities.

## 5.4.1 Permitted Uses

### Land Use: Mixed-Use

#### Principal Permitted Uses:

1. Vertically Mixed Uses that include Retail Commercial, Office Professional and Residential
2. Attached Condominiums and Townhomes
3. Multi-family Attached Residential
4. Sit Down Restaurants
5. Offices, Corporate and Professional Services
6. Grocery Store/Specialty Market
7. Hotels
8. Fast Food Restaurants
9. Food Courts
10. Retail Shops
11. Kiosk and Small Cart Retail
12. Arcades with Video Games
13. Book Stores
14. Art Galleries and Auctions associated with the Art Gallery Use
15. Sports Clubs, Gyms and Athletic Facilities
16. Music and Vocational Instruction
17. Salons and Spas
18. Any other use not specifically identified as a conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

#### Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Construction Trailers and Containers (Temporary)
6. Leasing Office
7. Private Recreation Facilities
8. Recreation Centers
9. Swimming Pools
10. Tot Lots
11. Spas
12. Court Games (Basketball, Volleyball, Handball, etc)
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

#### Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Night Clubs (Alcoholic beverages allowed)
3. Winery and Micro-brewery (Alcoholic beverages allowed)
4. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility
5. Gas Stations
6. Only two (2) Drive-Throughs associated with any kind of use are allowed in Planning Area 4. Application of the Drive-Through must comply with the Special Use Regulations in Chapter 30 of the Municipal Code.
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses

#### Prohibited Uses:

1. Car Washes
2. Storage Facilities
3. Gas Stations
4. Free-standing Drive-through Fast Food and Coffee Shops
5. Auctions not associated with a permitted use
6. New and Used Automobile Sales
7. Pawn Shops
8. Tattoo Parlors
9. Freestanding Wireless Facilities that are not camouflaged or fully integrated into the architecture of structures
10. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning

## 5.4.2 Development Standards

### Commercial Floor Area Ratio Maximum:

1 FAR

### Maximum Residential Density:

24 Dwelling Units per Acre

**Minimum Building and Parking Setbacks\*:**

Min. Building & Parking Setbacks	Building	Parking
Setback from Duncan Canyon Rd.	Twenty Feet (20')	Ten Feet (10')
Setback from Lytle Creek Rd.	Ten Feet (10')	Ten Feet (10')
Setback from Interstate 15	Twenty Feet (20')	Five Feet (5')
Setback from Adjacent Commercial Use	Twenty Feet (20')	Five Feet (5')

\* From Right-of-way.

**Maximum Building Height:**

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana’s Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision I of the Fontana Zoning Code.

**Residential Unit Size Requirements:**

1. Minimum Unit Size: 550 square feet
2. Minimum Number of Bedrooms: Studio
3. Unit Mix shall be within the following:

Unit Type	Percentage Mix
Studio	10% Max
1-bedroom	60% Max
2-bedrooms or more	40% Min

**Residential Lot Requirements:**

1. Minimum Lot Size: 1,000 square feet
2. Minimum Lot Width: 21 feet
3. Minimum Lot Depth: 45 feet
4. Maximum Lot Coverage: 100%

**Recreational Amenities:**

1. Developments consisting of 50 to 79 units shall provide a minimum of four of the following recreational facilities:
  - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
  - Indoor Gym/Fitness Facility
  - Tot-lot with Multiple Activities
  - Pool and Spa, with Cabana Building (Restrooms/showers)
  - BBQ Area and Picnic Benches
2. Developments consisting of 80 to 200 units shall provide all of the recreational amenities listed above
3. For each 100 units above the first 200 units, another recreational amenity as described below, or equivalent, shall be provided.
  - Community Multi-Purpose Room equipped with Kitchen, Restrooms and Shower
  - Fire Feature with Seating Area
  - Community Picnic Area
  - Lap Pool
  - Off-leash Dog Park
  - Community Garden
  - Additional BBQ Areas and Picnic Benches
  - Court facility (e.g. Bocce, Tennis, Volleyball, Basketball, etc.)
4. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.
5. Related recreational activities may be grouped together and located at any one area of the common open space.

**Minimum Open Space:**

1. Private Open Space: A minimum of fifty (50) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one

side.

2. Common Open Space: A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/ areas (recreational buildings, lounge and business center, etc.) may be included in the common open space calculation.

### **Parking and Circulation:**

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Parking for retail commercial and dining areas totaling over 20,000 square feet of gross leasable area within a planning area shall provide parking at a rate of 1 space per 200 square feet of gross leasable area.
3. Except as specified herein, parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
4. For Uses not specified in the Specific Plan or the Zoning Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
5. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
6. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
7. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

### **Landscaping:**

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

### **Walls and Fences:**

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way may exceed this height limit.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

**Lighting:**

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required on the tower features, as accents on buildings, on monumentation, and on specimen trees within this planning area.
3. Unique lighting is encouraged within, and radiating out from the Piazza.

**Accessory Structures:**

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

## 5.5 Planning Area 5

Planning Area 5 is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway from both directions. Planning Area 5 is currently owned by two separate entities and have sub-designations of 5A and 5B based on this ownership. Each sub-planning area may be developed independently.

Planning Area 5A contains approximately 2.4 net acres and would allow up to 60,000 square feet of office and commercial development.

Planning Area 5B contains approximately 4.8 net acres and would allow up to 32,500 square feet of office and commercial development.

Alternatively, Planning Areas 5A and 5B may be developed as a joint venture. Should this occur, the approximately 7.2 net acre site would allow up to 92,500 square feet of office and commercial development.

Other related uses that may be allowed in these areas include Research and Development, Light Manufacturing/High Tech Assembly, Retail and similar uses.

### 5.5.1 Permitted Uses

**Land Use:** Commercial

**Principal Permitted Uses:**

1. Offices, Corporate and Professional Services
2. Hotel
3. Sit-down Restaurants
4. Banks and Savings and Loan Institutions
5. Credit Unions
6. Fast Food Restaurants
7. Research and Development
8. Light Manufacturing\*
9. High Tech Assembly\*
10. Food Courts
11. Retail Shops
12. Sports Clubs, Gyms and Athletic Facilities
13. Salons and Spas